

SOUTH WATERFRONT QUARTERLY NEWS

Published by the City of Knoxville's Office of Redevelopment

Fall 2013

Fort Dickerson Road Alignment

A public meeting was held on Sept. 6th to update the public on plans to enhance the entrance to Fort Dickerson Park. The project will realign Fort Dickerson Road with Woodlawn Pike at Chapman Highway. This will make the park entrance more visible and accessible.

Over 50 people were in attendance to hear a presentation and review renderings from the City's engineering design consultant, Cannon and Cannon, Inc. (CCI). The City provided a public comment period through Sept. 18th to address suggestions and concerns relative to the project. If you have questions in regard to the Fort Dickerson realignment project, please contact City Engineering at 865-215-6100.

The realignment consists of approximately 475 feet of a new two-lane roadway with sidewalk on the south side. The intersection of Woodlawn Pike and Chapman Highway will have signalization upgrades and include pedestrian

signals and crosswalks. KAT has a placeholder for a bus shelter on the northwest corner of the intersection. The new roadway will be enhanced with trees and landscaping. A large retaining wall will be located at the upper portion of the road. The name of the park will be prominently displayed on the wall.

CCI is completing work on the final design. Right-of-way plans have been submitted and are under review, as well as discussion of property acquisition.

City Engineering hopes to have the project out to bid by the end of 2013 with construction beginning by April 2014. A construction period of 180 days is anticipated.

More details on the project can be found on the City of Knoxville website at:

<http://www.cityofknoxville.org/engineering/projects/design.asp>

Welcome!

We hope you are enjoying a lovely East Tennessee fall. Hard copies of this newsletter will be available for review at the South Knoxville and Downtown library branches. For more information, please see the City's website:

cityofknoxville.org/southwaterfront

Contact Us

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Suttree Landing Park and Streetscape

At a public meeting at 6 p.m. on Wednesday, Nov. 6th, City officials will present plans for a new South Knoxville waterfront park, Suttree Landing Park, and a new street, Waterfront Drive. The meeting will be held at South Knoxville Elementary School, 801 Sevier Ave. This meeting will solicit public comment and input.

The City's professional engineering design consultant, Cannon and Cannon, Inc., is continuing work on final design plans for the project. Project plans and renderings will be available at the meeting.

The consultant along with City staff will discuss construction phasing of the project. Local funds will divide the construction in several phases beginning with the construction of a new Water-

front Drive, which will parallel Sevier Avenue and connect Barber Street to Foggy Bottom Street.

The new tree-lined street will also include sidewalks and on-street parking for park visitors. Pending approval for modifications on the TVA 26A permit, the construction of the park will follow. Park amenities include a river walk, festival lawn, water quality area, children's playground and several overlooks. A boat dock and pavilion will also be added and will include restrooms, concession area, kayak storage, an overlook area and parking.

Hopes are to have these projects ready to go to bid by December with construction to begin in the spring.



Meetings

Knoxville City Council will meet at 7 p.m. on the following nights:

Nov. 12 and 26; Dec. 10 and 19.

All meetings are in the Main Assembly Room of the City County Building.

South Waterfront Pedestrian Bridge

The project team of Lawrie and Associates is continuing preliminary design work and environmental documentation for a South Waterfront pedestrian bridge. The design and documentation needs to be completed by September 2014 to satisfy TDOT grant requirements.

S&ME has completed geotechnical drilling on the north side of the river (Neyland Drive) to evaluate the bedrock. Access to the south side has been permitted through the railroad property, but there is still some coordination with the property owners to schedule that work as well. The consultant hopes to complete all soil bor-

ing work by end of January.

Archaeology work is beginning and the consultants will be coordinating their scope of work with TVA to satisfy its Memorandum of Agreement (MOA). Archaeology work is to be authorized before the end of 2013, with the actual trench work occurring in January. The consultant anticipates submitting the archaeology and historical reports by the end of January.

The proposed alignment of the pedestrian/bicycle bridge would connect the South Waterfront to the UT campus at the upper level of Thompson Boling Arena.

River's Edge Apartment Complex



John Gumpert of Camden Management Partners (CMP) has completed the formal approval process for property development of a 134-unit Class A Luxury apartment complex to be located near the Island Home Park neighborhood entrance.

The approval ensures that the development satisfies the intent and guidelines established for the SW-2 district regulations. The concept plan was approved upon consent from MPC on Sept. 12th, and one variance request was presented to the Board of Zoning Appeals on Oct. 17th.

Public improvements will include realignment of Island Home Avenue with on-street parking, bike lanes, sidewalks, a 20-foot-wide river walk and a boat dock.

As part of the South Waterfront Redevelopment Area, this project has requested public funding for public infrastructure associated with the development. On Oct. 15th, City Council heard the first reading to request a budget amendment to set aside funds for this project. The second reading will occur at the Nov. 12th meeting. Afterward, the purchase/development agreement will go the KCDC board for approval.

EPA Brownfields Assessment

Under the EPA's South Waterfront Brownfields Assessment Grant, S&ME has conducted a total of 12 Phase I Environmental Site Assessments (ESA). The goal of this program is to provide environmental assessments that define activities needed to make the site suitable for reuse, and to reduce regulatory delays when a project start-up occurs. Phase I ESA's have been conducted under this grant for the following properties:

- Specialty Metals and Supply Corporation, Scottish Pike
- Knox River Warehouse, Scottish Pike
- Cityview Riverwalk Extension (KCDC owned), W. Blount Avenue
- Former Mercy Health Partners / Tennova (6 parcels), Blount Avenue
- Riverview Properties, Inc., Island Home Avenue, Phillips Avenue
- Regal Corporation, Langford Avenue
- Lot 4R1 (KCDC owned), Langford Avenue, Phillips Avenue

Based upon results of the above investigations, Phase II ESA activities were proposed for all seven of these properties to further assess environmental conditions of the selected sites. EPA has granted eligibility for each of the Phase II candidate sites for the use of both petroleum and hazardous assessment grant funds as appropriate. In addition, Quality Assurance Project Plans (QAPPs) detailing the specific Phase II ESA activities proposed have been approved by EPA for all seven properties. During the previous quarter, S&ME completed the QAPP for assessment of the Lot 4R1 (KCDC owned) Langford Avenue property. Phase II assessment activities began the week of Oct. 21st.

Field activities for the 6 properties previously assessed involved the sampling and laboratory analysis of various types of environmental media including soil, groundwater, soil gas, sub-slab gas and ambient air.

Bridges at Riverside Project Update

On Sept. 26th, both the City and County announced support for the redevelopment of the former Baptist Hospital site. In June, Blanchard & Calhoun Commercial Corporation of Augusta, Ga., announced plans to redevelop the approximately 24-acre site, which has sat largely vacant since the former hospital closed in 2008. The complex is slated to include luxury apartments, a student apartment complex, a hotel and restaurant, and retail and office space.

Tax Increment Financing (TIF) will be authorized by an amendment to the existing Knoxville South Waterfront Redevelopment and Urban Renewal Plan, and would cover the construction of public improvements in support of the project development. A public hearing on the TIF proposal was held on October 10th, at the KCDC offices at 901 N. Broadway.

"I am thrilled that Blanchard & Calhoun Commercial is moving ahead with their plans for this very important property along our South Waterfront," Mayor Madeline Rogero said. "The scale of reinvestment in this abandoned site in the heart of the city definitely meets our criteria for public infrastructure support. This will be a terrific boost to the economy of South Knoxville and the city as a whole."

"I am very excited to see something happening with the former Baptist Hospital," Knox County Mayor Tim Burchett said. "This development will provide significant



economic growth in Knox County, but especially in South Knoxville where it is badly needed."

The TIF would direct \$22 million in new City and County property taxes over a period of 30 years to support this project. This is the largest redevelopment project ever considered for tax-increment financing in Knoxville. Public amenities planned on the project site include a public riverwalk running from the Gay Street Bridge to connect to the existing riverwalk at the Cityview complex west of the Henley Bridge, and a 23,000-square-foot public plaza connecting Blount Avenue to the riverwalk. Demolition and site work are scheduled to begin by early 2014.

On Tuesday, Oct. 15, City Council approved the TIF amendment for redevelopment of the former Baptist Hospital; County Commission approved the request on Oct. 28th. As the City's designated redevelopment authority, KCDC administers all redevelopment areas. The KCDC Board approved the TIF amendment at its October 31st meeting.

A presentation of the proposed mixed used development is available on the City's website, at <http://www.cityofknoxville.org/southwaterfront/baptistreddev101513.pdf>. The next step is for the developers to obtain a commitment letter from a lender then KCDC will start working on the loan documents including the development agreement.

Notices for Voluntary Brownfield Agreement

Public Notices were placed in the *Knoxville News Sentinel* on Oct. 7th for Parcel 1 and Oct. 22nd for Parcels 2-6 to facilitate redevelopment of the former Baptist Hospital site with a Voluntary Brownfield Agreement between Blanchard and Calhoun Commercial and the Tennessee Department of Environment and Conservation, Division of Remediation.

Parcel 1 is located at 303 Blount Ave. The site consists of approximately 5 acres.

Since 1992, the site was parking for hospital employees.

Parcels 2-6 contain approximately 20 acres of multiple parcels located on Blount Avenue. Historically, the site has contained multiple buildings and parking facilities for medical related business purposes as well as residences, a church, a fire station and retail businesses.

Blanchard Calhoun and Commercial plans to redevelop these properties.

The Division of Remediation is accepting comments from the general public for a 30-day public comment period.

The public may contact Andy Shivas in Nashville at the Department of Environment and Conservation, Division of Remediation, William R. Snodgrass, Tennessee Tower, 14th floor, 312 Rosa L. Parks Ave., Nashville, TN 37243, or call (615) 532-0912 to obtain a copy of the agreement or more information.

Henley Bridge Reopens to Traffic

The Henley Bridge was opened to one lane of traffic in each direction at 12:01am on Thursday, Oct. 17th.

Crews are working this week to finish paving and striping on the south side of the bridge. During the upcoming months, the contractor will continue to complete staining efforts and lighting installation. Once these activities are completed, additional lanes will be able to be reopened. Modifications in the official detour will be made once the bridge is open.

Mayor Rogero commented on the partial opening of the Henley Bridge:

"TDOT'S announcement that the Henley Bridge will open one lane in each direction on Thursday, Oct. 17th, is great news for residents and business owners in South



Knoxville. We look forward to the completion of the project in the near future. Meanwhile, let's remember that South Knoxville

continues to be open for business".

The due date for total project completion is June 3, 2014.

Cityview Riverwalk Extension Completed

Ronald Franks Construction LLC has completed construction of the Cityview Riverwalk extension. The project completion date was Sept. 30th. A final walk-through was performed by TDOT and City Engineering on Sept. 26th. As a result of the meeting, the contractor has been provided

a list of items that are to be addressed, and a timeline. An additional meeting may be required in the spring to evaluate the landscaping.

The new extension lengthens the existing riverwalk with 300 feet of concrete river-

walk with site furnishings (benches, trash receptacle and lighting). A 325-foot asphalt greenway connects the riverwalk to Blount Avenue. Together, there is over a quarter-mile of riverwalk and greenway connection for pedestrians and bicyclists to enjoy.

